City of Miami Springs, Florida

The Miami Springs City Council held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, May 7, 2008, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:01 p.m.

The following were present:	Mayor Billy Bain Vice Mayor Zavier Garcia Councilman Bob Best Councilman Paul C. Dotson Councilman Rob Youngs
Also Present:	City Manager James R. Borgmann Assistant City Manager Ronald K. Gorland City Attorney Jan K. Seiden City Clerk Magalí Valls

2. Invocation: Councilman Best offered the invocation.

Salute to the Flag: The audience participated.

3. Presentation of Proposals for a New Community Center

City Manager Borgmann stated that a list of future goals for the City was compiled more than two years ago and the gymnasium was the first priority on the list. He explained that the City had applied for State and Federal funding with some success.

City Manager Borgmann said that basic schematic drawings were prepared showing what the community center should look like and estimates were obtained from professional groups ranging from $2 million to $9 million. When the $2 million estimate for a steel building was received he brought the information to Council and suggested moving forward to obtain bids.

City Manager Borgmann stated that the $2 million estimate was based on a 33,000 square foot structure, including the second and third floor administrative offices. Additional components for the community center were included to aid in obtaining additional funding, such as a multi-purpose performing arts theater and emergency shelter. He explained that a notice was distributed at the pre-bid meeting with sixteen companies in attendance stating the general descriptions and requirements as follows:

"This building should be constructed of pre-fabricated steel or conventional masonry steel and must meet all Florida Building Code provisions. The building shall be able to withstand a Category Five hurricane. We estimate the total building to be about 33,500 square feet.

This Request for Proposals (RFP) is for a complete "Design-Build Turnkey" project. We assume that you may have plans and designs already prepared, either for your own sales team or former clients who desired a similar building. We would entertain seeing these as your submittal."

City Manager Borgmann said there was an explanation of the various rooms, how they would be utilized, the basic square footage, etc. A number of questions were asked during the pre-bid meeting, which were answered and subsequently there were more questions as outlined in the amendments. Some amendments were simply clarifications and other amendments rescheduled the date for the submittal of proposals because of problems in acquiring a land survey and geotechnical work. The bids were opened on April 11, 2008 and the information was presented to Council and the Special Meeting was scheduled.

City Manager Borgmann stated that on Monday, May 5, 2008, he met with two people who had agreed to review the four proposals submitted for the construction of a new community center. The two individuals were Mr. Mark Taxis, Assistant City Manager for Doral and Manny Perez-Vichot, a Miami Springs' resident and architect who assisted throughout the development of the RFP.

Mr. Borgmann explained that he met Mr. Taxis about ten years ago when they were working on the Safe Neighborhood Parks projects and he was very impressed with his projects and his professional demeanor. He has since been a watchdog for Doral over several of their recreation related projects.

The City Manager said that both gentlemen had a copy of the proposals for two weeks prior to their meeting with him. Both were able to give a thorough review of all four submittals and came prepared to comment on each one. The form that was used to evaluate the proposals is attached to the memorandum, as well as copies of the pricing from each vendor and a chart that verifies the information requested in the RFP.

Mr. Borgmann stated that the chart includes columns for rating experience/past performance, price, system approach, schedule and design. The companies were advised in the amendment process that price would account for 40% of the rating. The schedule is the time from the moment when the bid is awarded until the keys are handed to the City, which is important. Since the gym is in a residential neighborhood he thought that Pueblo architecture would be appropriate to represent the history of the Town.

Council will not be ranking the proposals at this meeting, according to Mr. Borgmann. He said that the companies submitted actual cash bids and Council has the ability to make a choice that they feel is in the best interest of the City, even if it is not the lowest bid, but there should be very good reasons to support why they are not selecting the lowest bid.

3a. Carivon Construction Company

Carlos Hernandez, Vice President, Carivon Construction Company, stated that he is the founder of the company that has been in business for seventeen years. They have worked for various municipalities and government entities, including Miami, Miami Beach, Surfside, Bal Harbour and the Miami-Dade County School Board. He said that Carivon has a strong financial background and they have set aside a credit line for approximately $1 million if they are awarded the project. Mr. Hernandez added that all Carivon projects had been completed with no litigation, claims or liquidated damages assessed to the company.

Mr. Hernandez made a PowerPoint presentation with slides of various Carivon projects. He commented that the Miami Metro Zoo project is similar in size and cost to the community center/gymnasium. Other projects include The Oaks Adult Living Facility, the Hialeah Train Station historic preservation project, the City of Miami Armbrister Park building, Miami-Dade County Elizabeth Virrick Public Library and gym, Miami Beach Fire Station # 4, Shenandoah Park Community Center, and the Hamilton Sundstrand Repair Center.

Antonio M. Hevia of Palenzuela & Hevia Design Group, Inc. stated that the Hamilton Sundstrand project is one of the first design-build projects completed with Carivon. He introduced the Design-Build team, including Structural Engineers M.A. Suarez and Associates, Mechanical, Electrical and Plumbing Engineers Louis Aguirre and Associates and Civil Engineers Milian, Swain & Associates, Inc.

Mr. Hevia said that many projects for public agencies were successfully completed, including Miami-Dade Housing, Miami-Dade County Parks & Recreation, General Services Administration, as well as educational facilities totaling more than $70 million for Miami-Dade County Public Schools. Other projects include the Grace Baptist Church gymnasium/community center, Miami-Palmetto Senior High gymnasium, and the Village of Pinecrest gymnasium, which is similar to the building desired by Miami Springs because it is a hurricane shelter. They also worked on Eugenia B. Thomas Elementary School in Doral and the School Board Central West Transportation Center.

Mr. Hevia stated that they have extensive experience in design/build projects, including auditoriums, gymnasiums, and administrative offices. Their involvement is related to renovations, including air conditioning, lighting, sound systems, acoustical treatments, seating, etc.

Mr. Hevia explained that their first step in the design approach is to visit the site and become familiar with the scope of work, meet with the client and make design recommendations. They work as a team to prepare preliminary drawings and upon approval by the City they would proceed with the design, development and construction documents for submittal.

Mr. Hevia stated that all work is produced utilizing a state of the art computer aided design system that allows the entire team to review and coordinate the construction documents quickly for submittal and approval. The team approach is applied to project control and all work is led by the principals of each firm. The contractors and subcontractors will be in constant communication to ensure success of the project and they hope that the City of Miami Springs will be an integral part of the team, which is especially important since the project is adjacent to a facility that will be in use during construction.

Mr. Hevia presented the design layout and artist renderings of the proposed building. He felt that tilt-up concrete would be appropriate for the Pueblo style architecture.

In closing, Mr. Hernandez stated that Carivon Construction has more than twenty years experience in the construction field, they understand the need for the facility and have knowledge of the applicable codes and standards. The design team has worked together on previous jobs and there is a commitment of the senior principals and technical staff to be personally involved with the City in order to obtain the appropriate design and pricing. The project will comply with the programmatic requirements, schedule and City budget.

The design team has experience with gymnasiums, auditoriums and administrative offices, tilt-up construction and design/build experiences, according to Mr. Hernandez. They will personally make sure that it is a successful project.

Councilman Dotson asked if $451,434 for the Phase II parking lot is a final figure.

Mr. Hernandez responded that details were lacking as to the exact requirements. The price includes the site work, lighting, drainage, paving, demolition of the existing building and utility connections to the new building from the pool. He said that they could pinpoint a more accurate price when more details are known. He felt that it is a conservative number.

City Attorney Seiden stated that the numbers submitted are the actual numbers. If Council decides to take the reconstruction route as opposed to the rehabilitation route they will select the successful bidder based on all considerations and the company would have a final meeting to go over the details. The numbers will not change unless something is added or subtracted based upon a final design decision. No one is in a position to negotiate or discuss numbers at this point.

Councilman Dotson clarified that he does not care to negotiate the numbers, but he would like to know if the figures are final and what the numbers are based on. There is notoriety for subterranean problems, soil borings are not necessarily the answer and additional testing may be pending before the companies complete their bid.

City Attorney Seiden stated that there is no problem with testing or asking questions, but the numbers cannot change.

Mr. Hernandez assured Council that Carivon provides quality construction and the building would withstand a category five storm. He explained that once the company is selected that value engineering could be considered.

To answer Councilman Dotson's question, Mr. Hernandez reiterated that the building would be designed to withstand category five winds. He explained that they completed Fire Station # 4 approximately one year ago and the tilt-up concrete design complies with hurricane shelter requirements.

Mr. Hevia clarified that the building is designed to withstand the hurricane force winds, but it would not have the restroom facilities to accommodate the amount of people that would be housed if the gymnasium were used as a shelter. The understanding is that the building would be used as a post-storm facility with limited restroom facilities to support the use of the building as a gymnasium, office space and an auditorium.

City Manager Borgmann explained that the City could operate out of the building after a storm and people could go there for assistance with the cooperation of the Red Cross.

Councilman Dotson asked if there would be a penalty clause if the construction is not finished in 18-months.

Mr. Hernandez responded that they do not foresee the construction exceeding the 18-month period if the permitting with the various entities goes well.

Councilman Dotson inquired about the type of wood that would be used for the gym floor.

Mr. Hernandez stated that the Elizabeth Virrick gym has a synthetic floor and the ball bounces fine on it. He explained that the option was priced as an alternative instead of the more expensive wood.

Councilman Dotson stated that he was looking for more detail, such as a contingency fund or breakdown of the architectural fees. He is looking for comparability and the difference in value by looking at the numbers which are not there. He asked what would be the profit margin in a job of this nature.

Mr. Hernandez responded that the competitive profit margin is 2 to 3%. He explained that the profit and overhead percentage is smaller for bigger projects. He confirmed that they are responsible for utility connections within the property line.

Mr. Hernandez further explained that they noticed an existing sewer manhole next to the property and that is why the location of the offices was changed to the east. There are 2-inch water lines water running on the east and west sides and they also obtained information on the pressure for the fire system. There is a six-inch water main across the street and there are two fire hydrants connected to a six-inch water line.

Councilman Best noted that there was a $70,000 deduction for a synthetic gym floor versus the wood floor.

Mr. Hernandez explained that a price was quoted for the wood floor and a deduction for the synthetic floor. The synthetic floor is placed on the concrete slab with a moisture barrier and a heat welded liner; they remodeled a gym six years ago and the synthetic floor is still in good shape.

Councilman Best asked about the demolition and cartage of the old facility.

Mr. Hernandez said that demolition of the building would take approximately two weeks and the parking lot construction would take another three weeks.

City Manager Borgmann commented that this method would create the new building so that the existing programming is not disrupted in the old building and then phase II would proceed to demolish the old building.

Councilman Youngs asked if there is a reason for the time gap between projects from 2004 to 2007.

Mr. Hernandez explained that they acquired term contracts with the City of Miami, Miami Beach and the Miami-Dade County School Board; the bids were awarded in 2003 and the work lasted three years. He explained that Carivon is capable of doing multiple jobs at the same time and they just finished remodeling Miami International Airport Concourse A.

3b. Link Construction Group

Guillermo Fernandez, President of Link Construction Group stated that they have a history of multiple design/build projects that he would be touching upon during the presentation, as well as the long term alliance with the architects, engineers and civil engineers. They have extensive experience with recreational, town hall and cultural parks projects. Eighty percent of the work ranges in value from $2 million to $10 million. The company is fully licensed and insured and has a $60 million overall aggregate bonding capacity and single project capacity of $20 million. He added that there had never been litigation or lawsuits due to non-completion of work.

Mr. Fernandez said that when putting the project together they prepared a life cycle analysis of the various materials, such as a hardwood floor versus a synthetic floor, which costs a little more up front, but it will last 80 years as opposed to 20 years.

Mr. Fernandez said that since they like to keep everyone informed, they hold weekly meetings with the owners and design/build partners to keep everyone abreast of the situation. Initially, the City is involved with color selections, criteria and other details and after that they can sit back and expect the construction to be on schedule and within budget.

Mr. Fernandez explained that the subcontractors are pre-qualified for the various projects. They also provide true value engineering. The architects and engineers will touch upon design issues and deviations to the criteria. They will also touch upon new construction versus renovations, the schedule summary in order to complete the building within 18-months.

Mr. Fernandez stated that project staff includes his partner Vice President Miguel Cerra, Director of Operations Mike Quesada, Chief Estimator Manny Fernandez, and Project Manager Orlando Ceballos. Marketing Director Jennifer Enos prepared the PowerPoint presentation and handles marketing and client liaison. Jonathan Taylor is an Assistant Estimator that will continually bring the project budgets up to date. Accounting Manager Becky Gonzalez will be handling all requisitions, billing and payments to the contract.

Mr. Fernandez said that Link recently completed a park project for the City of Aventura with great results and they were also involved with the City of Miami Gardens City Hall. Other projects include community centers for Lenar Homes and County municipal centers and parks. He said that Rodriguez Pereira Architects, Inc. would touch upon their experience with the Medley Town Hall.

Mr. Fernandez stated that Link is a member of the United States Green Building Council and they tried to implement many green aspects into the project. One simple aspect is rain water harvesting, which is collecting rain water to be used for irrigation, flushing toilets, janitor water, etc. Other items include low "E" class glass and energy efficient roofing systems. The mechanical, electrical and plumbing engineers will touch upon other energy efficient items that will be used in the project.

A design/build project for St. Thomas University was completed on time and budget, according to Mr. Fernandez. He introduced their design team, Rodriguez Pereira Architects, Inc.

Adalberto Pereira, Principal with the firm of Rodriguez Pereira Architects, stated that the firm was established in 1990 and currently has fourteen members with extensive experience in a broad range of projects. The most current project is the Town of Medley municipal building that is under construction and expected to be occupied the latter part of 2008. The company is fully licensed and insured and certified to work in other states.

The site plan was challenging from the point of view that the existing building would remain in place during construction, according to Mr. Pereira. The ground floor consists of the main entry area, offices and the basketball courts. It was designed in a manner in which the office component can be locked and the restrooms can be used by the entertainment facility. The second floor consists of a jogging course, auditorium and a gathering area. The third floor is mainly storage space and an audio visual room overlooking the auditorium.

Mr. Pereira said the elevations were challenging because of the Pueblo style architecture and they tried to maintain the same colors, shapes and application as the Pueblo definition. They have taken preliminary steps in the "green concept", although it was not included in the requirements.

Dariusz Reczek, P. E., President of Structureplus, Inc., founded the company several years ago and has twenty years experience in all types of construction in South Florida. His last project prior to setting up his own business was the Village of Merrick Park.

Mr. Reczek stated that the design criteria represented was that the building should be designed to withstand category five hurricane forces, which equates to 155 m.p.h. plus sustained wind velocity or 190 m.p.h. wind gusts. He said that concrete provides the best strength and the choices were narrowed to tilt-up concrete panels based on the aesthetical considerations. The panels result in a very economical construction and speed up the construction process.

Mr. Reczek said that considering the gym space and the lack of columns, they selected structural steel joist framing to support the concrete panels. In order to support the load of a category five hurricane they selected metal decking and a poured structural concrete slab on top, which provides strength and rigidity.

Viviana Franyie Ciura, P. E., President of Franyie Engineers, Inc. stated that the firm was founded by her father and they have more than forty years experience. Since it is a family firm they value family and to be involved with a community center for children is important to them. They have worked with LINK Construction before and with Rodriguez Pereira Architects for twenty years. They are the engineers for the Town of Medley, the Key West Fire Station and have done many projects for Miami-Dade County Parks and Recreation. She added that they have experience with "green thinking" that is incorporated into the components of the mechanical, electrical and plumbing design.

Ms. Franyie Ciura explained the site lighting provides poles that withstand South Florida winds. The site lighting considerations include parking and security lighting and they met with Florida Power & Light (FPL) to determine the power requirements. FPL will provide a new service for the building while the old service stays in place until the parking phase of the project. They selected appropriate light levels and the most energy efficient ballasts to consume less power. The architecture has taken into account some daylight considerations that will also play a part in diminishing the amount of lighting.

Ms. Franyie Ciura said that the mechanical system was designed with rooftop units with remote noise, which maximizes the floor space. The bracing is designed to withstand wind loads and a generator will allow the building to operate as a post storm shelter with emergency lighting and air conditioning. The plumbing design takes into consideration water usage for irrigation and plumbing fixtures for reduced water usage. The rooftop air conditioning unit is environmentally friendly because the amount of refrigerant is minimal compared with other systems. They will coordinate the selection of the insulation and the energy modeling with the architect.

Project Manager Orlando Ceballos of Link Construction Group stated that he graduated from Miami Springs Senior High and lives close to the community. His family background is in construction and his father gave him most of his training. His brother lives on Swan Avenue close to the new community center and he has a personal interest in the project to make sure it is the best facility.

Mr. Ceballos explained that he would address three items of concern that would show the benefits of building a new facility versus refurbishing an old one. He said that new architecture is required to match the times and the demand of the residents. Spending $3 million to refurbish something old would make it cosmetically correct, but not structurally sound because a 1956 structure cannot be altered to withstand a category five hurricane. Mr. Ceballos stated that their contract price is a guaranteed maximum price and there would not be any change orders because all items were covered and it is a design/build project.

Mr. Ceballos said that Link takes the approach that they are a maintenance free contractor. They have done their due diligence and research with Florida Power & Light. They selected local contractors who they thought would be the best Miami Springs based companies so that some tax dollars would come back to the community. Todd Stiff of Centerline Plumbing, a long term resident, is part of the team who will take care of the plumbing needs and requirements and coordinate with the site engineers.

Mr. Ceballos commented that there would not be any construction time extensions because the schedule was studied by people with experience of more than 100 years.

Ignacio Serralta, President of SRS Engineering, stated that the firm would be responsible for coordinating the design of all site work, including parking areas and the site outside the building footprint. This includes bringing in the water, sewer and fire lines and site drainage. They visited the site and spoke with the Department of Environmental Resources (DERM). The concern was that DERM usually requires an environmental resource permit for projects of a certain size, but they have been assured it will not be necessary for this project. Water and sewer is readily available, and the building will be served with lateral and service connections. There should not be any expensive off-site work.

Mr. Ceballos said that nothing has been left out. The company has met the criteria and hopefully exceeds expectations. He showed slides of a typical facility that would be similar to what they are proposing to construct.

Samples of the different types of flooring within the facility were shown to the audience. The preferred wood product, which was quoted in the design, will last for 80 years with minimal maintenance. It is also guaranteed as a certifiable renewable source from the environment. The second option for flooring is a synthetic material that looks like wood when installed. The third option is not a recommended choice for long life, but can be used and will result in a credit.

Mr. Ceballos also displayed an example of the material to be used on the jogging track and a sample of the drop down netting.

He continued to say that the company has provided a copy of their schedule, so there is not much to add. He noted that construction will only impact the current facility for two months, versus one year for refurbishing.

Mr. Fernandez said that in closing, he wanted to touch on the price breakdown structure that was presented. The payment and performance bond, owner contingency and guaranteed maximum price have all been outlined. The exchange of information with the owners is another item that is important. If selected, Link Construction will promise a quality building built on time and on budget, with a design team that has the experience and knowledge to get the project done. They want to be the City's link to building a stronger future.

Mayor Bain asked for any questions from the panel.

Councilman Best thanked Mr. Fernandez and his team for an excellent presentation. He continued to say that he had some questions regarding the energy conservation of the building. He wondered if there had been any considerations to solar panels on the roof.

Mr. Fernandez replied that they had not considered solar panels but they had looked at different options concerning a single ply, energy efficient roof with a reflectivity factor that meets certifications. That would be one way to conserve energy, as well as the light weight concrete which has an R rating of 19 or higher. If awarded the contract, they could investigate solar panels to see if they would be an efficient addition.

Councilman Best said that he brought the idea up because he wondered if solar panels could also be used to heat the pool.

Vice Mayor Garcia was concerned that the air conditioning unit proposed to be placed on the roof would create a sound disruption for the residents in the area. He referred to an ongoing problem with Fair Havens, and wanted to make sure a similar problem would not occur here.

Mr. Fernandez replied that the building was almost 40 to 45 feet in the air, and there was an enclosed parapet so that the unit will be screened from the neighboring areas. That was something that can be taken into consideration during the project.

In response to Vice Mayor Garcia's question regarding the placement of the generator, Mr. Fernandez replied that the generator would be close to the electrical room to keep the costs down. They were planning to enclose it and landscape around it to limit visibility and vandalism. Since there are gas lines available, they were looking into a generator with gas connections.

Councilman Dotson asked which manufacturer would be chosen for the air conditioner and the generator.

Mr. Fernandez replied that either Trane or Lenox would be considered for the air conditioner, and the generator would be a Generac 130 KW. Other manufacturers could be looked at after value engineering, but Generac is widely used and was specked out for the facility.

Councilman Dotson said that item #6 under general considerations states that "*job shall include to the best of our estimate the cost of soil borings and the proper footings to support the building*". He asked Mr. Fernandez to interpret that sentence for him.

Mr. Fernandez said that soil density testing would be included once they have excavated and gotten down to the footings. They want to make sure that it can support the weight of the building as determined by the engineers. They have not done their own testing yet, but went with the information the City provided. A Phase I environmental study has not been done because there is an existing parking lot on the location; they used the soil recommendations given by the engineer.

Councilman Dotson noted that the soil engineer had a strong disclaimer indicating that further tests should be made before conclusions are drawn.

Mr. Fernandez replied that a soil boring would be something they would absorb if they had to do further research. In the tilt up system, the base becomes a floating slab. The slab is tied into the actual tilt panels and the weight of the buildings is on the perimeter foundation. There are no columns in the middle, so all the weight is on the perimeter. They have to be concerned with the weight footing resistance of the entire perimeter of the building.

Councilman Dotson reiterated that this is a complete deal as far as the panel is concerned; whatever adjustments Link has to make will be their problem.

Mr. Fernandez replied that was correct, unless there was any soil contamination, but that has been cleared already.

Councilman Dotson questioned another item under foundations, the remark "*modified after more detailed calculations"*. He wondered how that would affect the cost and if it would be borne by Link if it is done.

Mr. Reczek replied that typically, if technical considerations are revised, the impact on the size of the foundation is not that great. He was not sure how that would reflect in the price. It the technical engineer revises his estimate from 3,000 to 4,000 pounds per square foot you would be looking at an additional foot of concrete around the perimeter of the building. It is not a major cost impact unless the additional exploration discovers material that was deposited at the site a long time ago.

In response to Councilman Dotson's question, Mr. Reczek replied that Link would absorb the cost of adjusting the size of the footings according to the findings. On the other hand, if it is determined that the soil can support more weight than originally estimated, the size of the foundation can be decreased.

Councilman Dotson asked for the dimensions of the weight room because it looked rather small.

Mr. Fernandez said they would meet again with Council and whoever else will be the decision makers to actually approve the layout. They can work it out; maybe move some of the offices around to make the weight room larger. They did not receive criteria of what equipment was going to be installed in the area. With the size of the gymnasium, it could be made larger. He also pointed out that the different types of weight room flooring were available for review.

Councilman Dotson noted that the company felt that it would have no problems making the connections and providing the service from FPL. He asked about the water and sewer hookups, and if Link was responsible for making them.

Mr. Fernandez replied that was correct. Their Civil Engineer has already spoken to DERM regarding the connections and they do not require an environmental resources permit on any sites over two acres, as well as requiring more retention areas. Miami-Dade Water and Sewer will be connecting with the available lines. There are manholes right there and no water or sewer extensions are required for the project, unless it is determined that the existing lift station cannot handle the impact of the water and sanitary usage of the new building. What is out there right now, per Miami-Dade Water and Sewer, is available for tapping. The service would be connected to the sanitary manhole and the water would be tapped in for the domestic water use, as well irrigation and the fire protection line.

Councilman Dotson noted that any problems with the sub-contractors delivering on schedule would also be Link's responsibility.

Mr. Fernandez agreed, advising that the group of sub contractors that they have chosen has done several projects with them already, and will be ready to meet the aggressive schedule.

Mr. Fernandez said that his company would also be responsible for any permits and fees associated with the building. Shop drawings that need to be processed by the City are also included in the budget.

In response to Councilman Dotson's question, Mr. Fernandez said that the wood for the gym floor was maple, very eco-friendly.

Mayor Bain asked if this building could be considered a hurricane shelter. He wondered if the number of bathrooms had any bearing on that.

City Manager Borgmann replied that all the firms were instructed to present a plan for a building that could withstand a category 5 storm. They were also informed that the City's main goal was to have a facility for post hurricane event, not a storm shelter during one. Some of the early questions had touched on whether the building should be a disaster center, which would have increased the number of restrooms. The consensus was that the building would be used mainly as a gymnasium.

Mr. Reczek said that for any building designed as an essential facility, such as hospitals, shelters and schools, there is a 15% difference in the velocity and wind load factor. This building will be designed to exceed the minimum Code requirements to meet the essential facility requirements. The walls would be calculated to be in the vicinity of 11-inches thick to provide strength.

Mayor Bain noted that portable toilets could be brought in if they were needed in an emergency.

Mayor Bain again thanked Mr. Fernandez and his group for their proposal.

3c. Zurqui Construction Services, Inc.

Eddy Gonzalez, president of Zurqui Construction Services, Inc. thanked the committee for allowing the Zurqui/ Gili-McGraw team to present their design for the Miami Springs Community Center.

Mr. Gonzalez said their approach was unique and their qualifications speak for themselves. They were present to show how their approach will give the City cost savings, time, availability, design and functionality of a design based on its request.

Mr. Gonzalez stated that the organizational team includes General Project Manager Javier Rodriguez. Mr. Gonzalez said that he himself would be handling most of the day to day operations between the City, the architect and the contractors. Gili-McGraw Architects, LLP is the architect for the project. Cynthia Gili Mcgraw and Mr. Gary McGraw will be making most of the presentation. Mr. Gonzalez introduced the rest of the group; Eric Gomez, Civil Engineer, Mr. Rene Bausulto, MEP Engineer, Estimator and Business Manager Glen Garcia and Carolina Casedione. He continued to say that not all of the team members were present, but he was confident those here could show the panel why they were the best choice to bring this project to completion on time for the City.

Gary McGraw stated that his firm has been doing business in south Florida. He and his wife are both partners and architects. He noted that the team assembled has a cumulative experience of 219 years as architects and engineers. They have worked together on many projects for schools, community centers, Baptist Hospital and Miami International Airport.

Mr. McGraw said that he personally had worked on two 100,000 square foot plus community centers, three double gymnasiums and four theaters. He is well aware of the programmatic requirements of all of these types of facilities. His firm has won several awards from the American Institute of Architects for their designs, and many of their clients are repeat customers.

Mr. McGraw gave a PowerPoint presentation with slides of the Alper Jewish Community Center. He was the project architect with another firm; 10 years later he was contacted when the Center wanted to expand.

Mr. McGraw informed Council that his firm constructed a double gym, weight room, aerobics studio and a 500 seat theatre with a flat floor and retractable seating. They also added a catering kitchen, similar to what is proposed in this project, a dance studio, children's museum and music rooms. Slides of the auditorium highlighted the versatility and functions the room was capable of handling. Mr. McGraw noted that each beam over the stage was capable of holding 40,000 pounds.

Mr. McGraw presented an example of a divider for the gym, and suggested a synthetic gym floor because the space was multi-functional; high heel shoes will damage a wood floor. The adjacent weight room would also have a synthetic floor.

Mr. McGraw showed more slides of the Palm Beach Community Center, with examples of a flat floor auditorium with folding seats and a double gymnasium. He continued to say that his firm has done numerous recreational facilities, and they are currently doing the master planning for three of the Gulliver Academy campuses. Renderings of a 30,000 square foot gymnasium and a 50 meter pool were shown to the panel, along with a baseball stadium and tennis courts. The pool bulkhead allows for different configurations for practice, swim meets and water polo. The pool will be heated from geo thermal wells; the building will have a "green" roof and waterless urinals.

Mr. McGraw presented slides of the MAST Academy pool on Key Biscayne, an above ground pool built in 1992 that continuously had problems. His company came in, dug out the fill, re-piped the pool, replaced the fill and resurfaced the pool. Pavers were put in for easier access to the pipes if there were problems in the future, and stainless steel gutters were installed. The intent is to show the panel that this company is thoroughly familiar with these types of projects, and can hit the road running. Past experience allows them to develop a project program that meets the requirements and budget of the City. He noted that by the time the construction documents are ready, the program and budget should be established; if they are not in sync at that point, the only remedy is to cut scope or quality.

Cynthia Gili stated that she did a lot of the design work for her firm. She wanted to show how Pueblo Revival can be used and how it evolves depending on when it is being built and who the users are. Century old Pueblo Revival looked different because it met different requirements. She continued to give a brief explanation and show examples of the types of Pueblo construction and how it has evolved through the years. Certain components are typical of Pueblo style regardless of the time frame, and can be incorporated into modern structures.

Their rendering of the community center depicts a two story building. Since it is in a residential area, the concern is that the residents would not want a three story building in the neighborhood. Her firm's experience designing schools and recreational facilities enables them to design the required elements in a smaller structure. The auditorium is on the first floor, which allows easier access for users. The kitchen is next to the auditorium, which provides easier access when the auditorium is used for food serving purposes. The exterior stairs were removed and turned into tall tower elements to maintain the sense of height. More realistic mechanical and service spaces were added.

Mr. McGraw said that their preliminary design packed a lot into the building, leaving very little extra room on the site. He proceeded to explain the elements of the design to the panel. A porte-cochere covers the entrance to the lobby for inclement weather. A stairway and one elevator give access to the second floor. The mechanical room for the elevator is on the second floor. The auditorium is on the first floor for easier access since it requires at least three means of egress. It will also be convenient for stage equipment to be brought in.

Mr. McGraw continued to explain that the kitchen is next to the lower right of the stage, and can be serviced from the driveway area. The bathrooms are located in the same general area, so they also serve the gymnasium, which is to the left. The mechanical spaces are separated from the auditorium space so the noise will not interfere with a performance. The gym has a double basketball court, with the athletic director's office off to the side. Behind that is the area where equipment is checked out for use. The weight room is larger and opens out to the gym with glass windows, as does the director's office. The glass provides what is termed "passive observation" for the gym area. The gym ceiling is 26 feet high, the minimum height for volleyball. There is a mesh curtain dividing the center, and the bleachers have a totally unobstructed view of the court. There is another stair case, so there are two means of egress from the second floor internally.

The second floor has another lobby with a control booth, restrooms and two classrooms. There is access to the jogging track on the second floor. The floor also contains a conference room and offices for the director and assistant director. All the offices are glassed, and look down into the basketball courts. There is additional storage space and the last exit out to the back of the building.

Mr. McGraw noted that by going to two floors instead of the three as in the original plan, the building will become a much better "neighbor", and cost less. He thanked the panel for the opportunity to present their plan, and asked if there were any questions the panel wanted to have addressed.

Councilman Dotson said that earlier discussions about the site still left him concerned about the soil testing. Dyna-Tech took four borings, and from their report he was not sure that was enough to get a true picture. He asked Mr. McGraw if they planned to do any additional testing.

Mr. McGraw said they would typically get ex-filtration trench tests to determine what the percolation was for rainwater. They usually take at least five borings: one in the center of the building at 25 feet, and then again at each corner at 20 feet. A building of this size might require a few extra borings.

Mr. Gonzalez said that they like to do the testing earlier. The last thing they want to do is start excavating and then realize that the soil conditions present unforeseen problems. That will be part of the final proposal.

Councilman Dotson asked for the definition of "preliminary cost estimate" in the Phase I proposal.

Mr. Gonzalez replied the estimate was considered preliminary because they did not have a construction drawing yet. Their proposal was substantially different than the program requested by the City. They would like to meet with the City and review the whole program so that what the City wants can be clearly defined. The preliminary cost is based on their estimates and the schematics they designed. They feel comfortable that what they have designed can be achieved at the price quoted. Further discussion with the City could result in changes to the design.

Mr. McGraw said that assumptions were made when designing the program since they did not meet with the City. Time is another consideration; construction costs are rising all the time.

Mr. Gonzalez reiterated the price was preliminary for the total program, but it was not a preliminary price for the project offered tonight.

Councilman Dotson said that he was still interested in the sewer and water hookups, and asked if this proposal includes hooking up into the systems so that the building will be immediately functional after the work is completed.

Mr. Gonzalez replied that based on their review, they intend to use the existing connections that serve the facility today. WASA may not allow them to do that, so they are not at liberty to say that they can until they go into the design process. The final design and the existing flow capacity will determine if they can use the existing connections. A fire flow test may be required to make sure the pressure is adequate for the building; if it is, it would be more cost effective to use the existing connections. If not, they would most likely have to provide a new service line which would be part of the contract.

Mr. McGraw noted that he could not determine the flow capacity until a fire flow test is done by the fire department. He noted that the toilets they have proposed use minimal water. The issue is that the building requires fire sprinklers. They might have to add another hydrant, which cost about $5,000. Running new pipe to the hydrant may cost as much or more, depending on how far it has to go. To his knowledge, he did not know if a fire flow test had been done yet.

Mr. McGraw said that the building can withstand Category 5 hurricane winds. The walls are 12 inch block, which he prefers over tilt up construction. Block walls also put more people to work. He continued to say that the gym floor was composed of conventional grade 2 maple.

Mr. Gonzalez said that these are several items they would like to discuss with the City. He agreed with the City's request for wood flooring, but did not believe that operable windows were a good choice because the humidity caused too many problems.

Mr. McGraw noted that the condition of the current flooring in the gym is a good example of what happens with open windows. To extend the life of the floor, the windows should either be open all the time or the building should be air conditioned to keep the conditions constant.

Councilman Dotson said he liked the idea of the theatre on the first floor. He thought that one elevator would not be sufficient to transport several hundred people to and from a performance. He asked which generator manufacturer was chosen for the project.

Mr. Gonzalez said they were open to suggestions. The generator will be chosen to operate the entire facility, and they had several options to choose from in terms of fuel. The proposed air conditioning system is direct expansion units, which are the simplest to maintain and operate. There will not be a chiller, which will cut down on maintenance and noise. The units should easily last 25 years, and will probably be installed on the roof top to save floor space. Trane, Carrier and York are manufacturers that they can consider once they determine which would best suit the needs of the facility.

Councilman Youngs told Mr. McGraw that he appreciated some of the design specifics, not knowing that his company had designed these types of facilities before. He asked if Zurqui Construction had been the contractor for any of those earlier projects.

Mr. McGraw replied that Zurqui Construction had not, but his engineers were all involved in those projects, and some of them have also worked with Zurqui in the past.

In response to Councilman Best's questions, Mr. Gonzalez said that the demolition costs were separate from the Phase I costs because it would be done at another time. He continued to say that the City will pay for the permits and soil and testing fees. Some of the equipment and furniture installation will be done by his company as stated in the contract.

Councilman Best told Mr. McGraw that he was impressed with the facility at Gulliver Academy.

Mr. McGraw told the panel that the City would want to hire its own independent testing agency for the soil tests.

Mayor Bain thanked the group for their presentation.

3d. Lemartec Engineering and Construction Corp.

Manny Garcia-Tuñon stated that he is the Vice President of Business Development for Lemartec Engineering and Construction Corporation. He introduced the members of his team: his father Guillermo Garcia-Tuñon is President of the Company and Jose Garcia-Tuñon is Executive Vice-President, in charge of construction. Members of the design team include Natividad Soto of Ferguson Glasgow and Jose Fernandez from Gartek Engineering.

Mr. Garcia-Tuñon explained that Lemartec Engineering and Construction is a full general design build construction company, proud members of the United States Green Building Council and the local green building chapter in Miami. Their company believes in designing and building structures that are "green", sustainable and environmentally responsible.

Mr. Garcia-Tuñon continued to say that this team has worked together successfully in the past, and each member brings unique experiences with regards to municipal, county and city work, as well as recreational buildings and gymnasiums. Both companies put an emphasis on schedule and budget.

Mr. Garcia-Tuñon stated that Lemartec is a three generation family business founded in 1979 founded by his father and grandfather. His grandfather is 86 years old and still works in the office. Additional personnel for the project were Frank Cespedes, Project Manager, Victor Lulo, General Superintendent and Carl Fair, Project Superintendent. He continued to say that Lemartec's construction approach is very hands-on; the owners are totally accessible to the clients. Jose oversees all of the construction and schedules regular site visits and meetings with the project managers. The project manager performs daily site visits and coordinates meetings with the construction team.

Mr. Garcia-Tuñon said that in addition to being a local design build firm, Lemartec was also a specialist in pre-engineered steel structures. They are an authorized representative for one of the largest manufacturers in the country. He believed that a steel skeleton would be the best material for the structure of this project, but noted that they have experience with pre-engineered and conventional construction. They have many options for an exterior that would match the rest of the community. A slide show presented several Lemartec projects that were described for the panel. The Fernandez Family Center at St. Thomas University is a steel structure basketball and multi use facility. The cafetorium structure for St. Timothy School is similar to what is proposed for Community Center in that it contains a basketball court, cafeteria and stage. The company has done several projects in Miami-Dade for Parks and Recreation and fire stations, and many are combinations of steel and tilt up. Lemartec is a full service general construction company. They have a department that specializes in industrial projects but most of their work is commercial and retail.

Nati Soto, president of Ferguson, Glasgow Shuster Soto, Inc., stated that the company has been in existence for more than 50 years. She herself had been with the company for 37 years, and president for the past 15 years. The philosophy of the firm is to provide excellent service to its clients. Any building that they construct has to be tailored to the needs and requirements of the clients, not what the firm thinks it should have. The company has had experience with almost every municipality in the south Florida area; the majority of their work is either for government entities or corporate clients. The team assembled for this project has many years of experience together and will be responsive to the company and the clients. The team has also had a lot of design build and phase construction experience and are familiar with multi purpose projects. Their goal is to provide the City with a facility that it can be proud of thirty years from now.

Ms. Soto said that the company also stressed meeting the schedule and budget. The sooner the service and paperwork is completed the sooner construction can begin, which holds down costs. She showed slides of a City of Miami neighborhood center that she felt was similar to what the City is requesting. The facility is in a park and contains a gymnasium with a stage, teen room, and a computer center. It is multi use and growing; a music/recreation facility is proposed for the future.

Ms. Soto said that her company would be providing architecture and project management, and they can also offer the service of interior design. Gartek Engineering will be the MEP consultants, with Jose Fernandez heading the team as manager. Sergio Labiste of Carlab will be the Civil Engineer and Eric Shea is the lead consultant. She will be the heading the team as the primary contact, and Darrel Hoo will be the assigned Project Manager. They will guide the City from the beginning of the project through construction, into commissioning and warranty administration if the City so desires.

Ms. Soto said that based on the information provided in the RFP, they have designed a project that they feel will incorporate the dream of Mr. Curtiss into a building with a modern expression. The first phase would be construction on the current parking lot, then demolishing the current facility and adding the parking lot. She proceeded to show and explain the details of the structure; the elements have been designed so that everything is centered on a common circulation core which is nice and open. From there the activities are distributed to the gym area and community meeting rooms. The area above the bleachers will be utilized for the electrical and mechanical systems. The auditorium can be multi functional. The jogging track is on the next level. The third level will be the operations floor of the performing arts center and will include storage and any equipment needed.

She continued to say that this is a very preliminary design, based just on what information was in the RFP. The success of the project will depend on input from the City as to what it wants to achieve, and they have not had the opportunity to meet with the Administration. This would allow them to fine-tune the program and get the most out of the facility.

Mr. Garcia-Tuñon said that there are traditionally three factors that contribute to the success of a project. Design is one issue, along with budget and construction costs. Construction costs rise and fluctuate, and the meetings that Ms. Soto referred to are important in reflecting the bottom line. Value engineering is applied whenever and wherever possible. Lemartec submitted the lowest bid, and he was proud of that fact. He thought that their bid was realistic and aggressive. Scheduling is the other important factor. The schedules here are preliminary, but show the project going from start to finish in 17 months, including design and permitting. There are ways to manage and shorten the schedule time if everyone works together. The fourth factor, which is coming into play now, is "green" building. Sustainability is very important in a project like this. The City wants a facility that will be as functional and beautiful 50 years from now as it is from day one. The biggest motivation for "green" construction is to serve the children of the future "Green" buildings conserve energy and water usage and provide better air quality.

Mr. Garcia-Tuñon reiterated that the team is what makes the whole project go. His team brings the experience and expertise for this type of project, and they would like to join with the City of Miami Springs to create this project. He thanked the panel for their time and attention, and said he would be glad to answer any questions they might have.

In response to Councilman Dotson's question, Mr. Garcia-Tuñon replied that they have standard warranties, typical of any construction company in the industry. The steel structures carry an additional warranty from the manufacturer, above and beyond the standard construction warranty. They can get a 20 year weather tightness warranty on certain products and some of the finishes.

The structural engineer stated that the metal roof carries a twenty year warranty, and some of the air conditioning equipment carries a five year warranty. There is a one year standard warranty for any work that the company does, but they do not consider that a standard; they will respond to any call-backs if needed. Most of their work is repeat business and that is because they take care of their clients. Extended warranties can be obtained on some products if requested.

Councilman Dotson advised that he was primarily interested in the warranty for the engineered steel material and he was assured that the metal roof carried a twenty year warranty. The steel structure itself should outlast anything else on the project. He continued to explain that the word "considered" in the proposal refers to materials for the project that were not specified in the RFP. The proposal has to include any item considered in the price, but the actual material used may be changed after further discussion with the City.

Mr. Guillermo Garcia-Tuñon said that the proposal was prepared with a limited amount of information from the City. The effort was made to qualify the product that they were providing. Some of the items may not have been specifically asked for, but the intent was to prepare a complete package for the City. If this company is selected, there is the opportunity to offer different options and value engineering that may offer other benefits.

Councilman Dotson asked what responsibility the company would assume for the water and sewage hookups and he was assured that the company would connect the plumbing to the on-site lateral. There is an existing sewer connection on the site now that they will hook up to, whether the distance is 5, 10 or 15 feet.

In response to Councilman Dotson's question, Ms. Soto explained that hollow metal door is a term that refers to a solid door; they have a polyurethane center with a welded metal skin. Solid doors would be used for a vault or armory. Hollow metal doors are proposed for the exterior of the building, which meets the Dade County product control approval.

Ms. Soto stated that the generators and the air conditioning systems were selected for the project based on what they thought would be cost effective. The design is based on a particular brand so that they can use specific dimensions. If the City had a specific manufacturer in mind it could be considered.

Councilman Best complimented the preliminary rendering. He noted that Lemartec was the only presenter that was ISO 9001 rated, which he appreciated. He asked what the wind rating was for the building, and if solar panels had been considered and he was informed that the proposal met the wind resistance requirements. The building had additional safety factors incorporated into it, which is included in the proposal.

Ms. Soto stated that solar panels were not included in the proposal, but they are familiar with a product that works in unison with metal roofs. This is a membrane in a panel that does have Dade County product control approval for metal roofing. The system converts solar power into energy, and the City may want to consider the investment.

In response to Councilman Dotson's question, Ms. Soto replied that the gym floor was a light maple wood system, as requested in the RFP.

Mr. Guillermo Garcia-Tuñon explained that the interior walls do not need to be painted because they are installed with a primer coat already on them. There are two color options offered.

Ms. Soto said that the outside of the building could be any color the City wanted. They could provide renderings for visual reference.

Mr. Guillermo Garcia-Tuñon said that the prices submitted were based on the City's RFP and Lemartec's qualifications. If Lemartec is selected, they will meet with the City and there might be changes in the scope. The price will be adjusted if the scope is changed or if the start of construction is delayed for any length of time. Otherwise, their price would be as submitted.

Mr. Manny Garcia-Tuñon reiterated that if the project proceeds exactly as it is qualified, the price would be guaranteed. There are changes that occur in a design project, and that will have to be taken into consideration. Any unforeseen construction problems or delays would be the responsibility of Lemartec.

Mayor Bain asked if there were any more questions or comments from the panel. He thanked the group for their proposal and presentation.

4. Adjourn.

There being no further business to be discussed the meeting was adjourned at 10:40 p.m.

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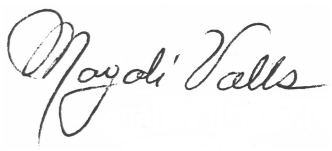
Billy Bain
Mayor

ATTEST:



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Magalí Valls, CMC
City Clerk

Approved as written during meeting of: May 28, 2008.

Transcription assistance provided by S. Hitaffer and M. Newton

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.